

WHAT IS CLAIMED IS:

1 1. A method to facilitate analysis of a commercial mortgage backed
2 security portfolio associated with a plurality of mortgage loans, comprising:
3 determining base information associated with the portfolio;
4 determining information associated with an additional mortgage loan to
5 be added to the portfolio, including at least one desired profitability value for
6 the additional mortgage loan; and

7 transmitting to a user terminal at least one loan spread value
8 associated with the additional mortgage loan via a communication network.

1 2. The method of claim 1, wherein the user terminal comprises a
2 personal computer and the communication network comprises the Internet.

1 3. The method of claim 2, wherein said transmitting is adapted to
2 display a matrix of loan spread values associated with at least one of: (i) a
3 plurality of property types, (ii) a plurality of debt service coverage ratios, (iii) a
4 plurality of loan to values, and (iv) a plurality of loan term periods.

1 4. The method of claim 1, wherein said determination of base
2 information comprises at least one of: (i) retrieving pre-stored base
3 information, and (ii) receiving the base information from an associated system

1 5. The method of claim 1, wherein the base information includes at
2 least one of: (i) balance information, (ii) loan rate information, (iii) loan term
3 information, (iv) remaining term information, (v) amortization term information,
4 (vi) servicing fee information, (vii) payment basis information, (viii) payment

5 basis servicing fee information, and (ix) calculation of interest reserve
6 information;

1 6. The method of claim 1, wherein the information associated with the
2 additional mortgage loan includes at least one of: (i) treasury information, (ii)
3 swap information, (iii) credit rating category spread information, (iv) credit
4 rating category size information, (v) price cap information, (vi) coupon
5 information, (vii) yield information, (viii) total flat bond proceed information, (ix)
6 collateral balance information, and (x) deal duration information.

1 7. The method of claim 1, further comprising:
2 calculating the loan spread associated with the additional mortgage
3 loan in accordance with a contribution of the additional mortgage loan to the
4 portfolio.

1 8. The method of claim 7, wherein the portfolio is associated with a
2 plurality of credit rating categories, each credit rating category being
3 associated with a current category size, and wherein said calculating includes:
4 determining, for the additional mortgage loan, a category size for each
5 credit rating category.

1 9. The method of claim 8, wherein the determination of category sizes
2 for the additional mortgage loan is based on at least one of: (i) a property
3 type, (ii) a risk value, (iii) debt service coverage ratio information, and (iv) loan
4 to value information.

1 10. The method of claim 9, further comprising:
2 adding the category size for the additional mortgage loan to the current
3 category size to determine a combined category size for each credit rating
4 category.

1 11. The method of claim 10, further comprising:
2 determining an original profitability of the portfolio;
3 calculating a combined profitability of the portfolio and the additional
4 mortgage loan based on the combined category sizes; and
5 subtracting the original profitability from the combined profitability to
6 determine a profitability of the additional mortgage loan.

1 12. The method of claim 7, wherein said calculation of the loan spread
2 is an iterative process.

1 13. The method of claim 12, wherein the iterative process includes:
2 determining a trial loan spread for the additional mortgage loan;
3 computing a resulting profitability based on the trial spread; and
4 adjusting the trial loan spread, wherein said computing and adjusting
5 are repeated until the resulting profitability is within a predetermined range of
6 the desired profitability.

1 14. The method of claim 13, wherein said adjusting is based on a
2 duration of the additional mortgage loan.

1 15. The method of claim 14, wherein said adjusting comprises:
2 determining an original duration of the portfolio;
3 calculating a combined duration of the portfolio and the additional
4 mortgage loan; and
5 subtracting the original duration from the combined duration to
6 determine the duration of the additional mortgage loan.

1 16. The method of claim 7, wherein the method is performed for a
2 plurality of desired profitability values to determine a plurality of loan spread
3 values.

1 17. The method of claim 7, wherein said calculating is performed via a
2 substantially real-time pricing application.

1 18. The method of claim 7, wherein said calculating is further
2 performed utilizing a function library adapted to generate loan and/or
3 commercial mortgage backed securities cash flows.

1 19. A computer-implemented method to facilitate analysis of a
2 commercial mortgage backed security portfolio associated with a plurality of
3 mortgage loans and a plurality of credit rating categories, each credit rating
4 category being associated with a current category size, comprising:
5 retrieving base information associated with the portfolio;
6 receiving information associated with an additional mortgage loan to be
7 added to the portfolio, including a desired profitability of the additional
8 mortgage loan;

9 determining, for the additional mortgage loan, a category size for each
 10 rating category based on at least one of: (i) a property type, (ii) a risk value,
 11 (iii) debt service coverage ratio information, and (iv) loan to value information;
 12 adding the category size for the additional mortgage loan to the current
 13 category size to determine a combined category size for each rating category;
 14 determining an original profitability of the portfolio;
 15 calculating a combined profitability of the portfolio and the additional
 16 mortgage loan based on the combined category sizes;
 17 subtracting the original profitability from the combined profitability to
 18 determine a profitability of the additional mortgage loan; and
 19 transmitting to a user terminal via a Web site a calculated loan spread
 20 for the additional mortgage loan in accordance with a contribution of the
 21 additional mortgage loan to the portfolio, wherein the calculation of the loan
 22 spread is an iterative process, comprising:
 23 determining a trial loan spread for the additional mortgage loan,
 24 computing a resulting profitability based on the trial spread, and
 25 adjusting the trial loan spread based on a duration of the additional
 26 mortgage loan, wherein said computing and adjusting are repeated until the
 27 resulting profitability is within a predetermined range of the desired
 28 profitability.

1 20. An apparatus adapted to facilitate analysis of a commercial
 2 mortgage backed security portfolio associated with a plurality of mortgage
 3 loans, comprising:
 4 a processor; and
 5 a storage device in communication with said processor and storing
 6 instructions adapted to be executed by said processor to:
 7 determine base information associated with the portfolio,

8 determine information associated with an additional mortgage
 9 loan to be added to the portfolio, including at least one desired
 10 profitability value for the additional mortgage loan, and
 11 transmit to a user terminal at least one loan spread value
 12 associated with the additional mortgage loan via a communication
 13 network.

1 21. The apparatus of claim 20, wherein said storage device further
 2 stores at least one of: (i) a portfolio database, (ii) a market information
 3 database, and (iii) a contributory bond sizes database.

1 22. The apparatus of claim 20, further comprising:
 2 a communication device coupled to said processor and adapted to
 3 communicate with at least one of: (i) a user terminal, and (ii) a real time
 4 pricing server.

1 23. A medium storing instructions adapted to be executed by a
 2 processor to perform a method of facilitating analysis of a commercial
 3 mortgage backed security portfolio associated with a plurality of mortgage
 4 loans, said method comprising:
 5 determining base information associated with the portfolio;
 6 determining information associated with an additional mortgage loan to
 7 be added to the portfolio, including at least one desired profitability value for
 8 the additional mortgage loan; and
 9 transmitting to a user terminal at least one loan spread value
 10 associated with the additional mortgage loan via a communication network.

1 24. A method to facilitate analysis of a commercial mortgage backed
2 security portfolio associated with a plurality of mortgage loans, comprising:
3 determining base information associated with the portfolio;
4 determining information associated with an additional mortgage loan to
5 be added to the portfolio, including a desired loan spread; and
6 transmitting to a user terminal a profitability value associated with the
7 additional mortgage loan via a communication network.

1 25. The method of claim 24, further comprising:
2 calculating the profitability of the additional mortgage loan in
3 accordance with a contribution of the additional mortgage loan to the portfolio.